

ZONING COMMISSION  
OF THE DISTRICT OF COLUMBIA  
WASHINGTON

November 10, 1965

ORDERED:

That after public notice and hearing as prescribed by law, the following changes in the Zoning Regulations are adopted, and the districts heretofore established by the Zoning Commission of the District of Columbia, as shown by the official Zoning Map and atlases, are hereby modified and amended as follows:

1. In Section 1202 a new definition of "sectional development plan" is added to read:

"Sectional development plan: a detailed plan prepared by or submitted for review and report to the National Capital Planning Commission and adopted by the Zoning Commission in accordance with the applicable provisions of subsection 7501.5, which covers an area containing in no case less than one and one-half acres and which establishes for such area the uses, floor area ratios, height of buildings and structures, open spaces, and other details of design." (65-93)  
11/10/65

2. Paragraph 7501.21 of Section 7501 is amended to read as follows:

"7501.21 The area to be included within the development contains five or more acres, PROVIDED:

(a) That, in any case where the area to be included is entirely within an SP, C-3-B, or C-4 District, or within any combination of such districts, such area may, at the option of the applicant, be reduced to not less than one and one-half acres; and

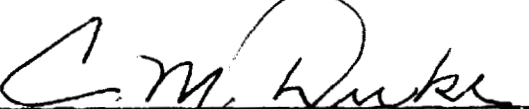
(b) That, in any case where the area to be included is less than one and one-half acres but involves one or more lots within an area as described in 7501.24, such lot or lots may be developed on an individual basis, if the improvements conform to the provisions of a sectional development plan within such area.

3. A new paragraph 7501.25 is added to read:

"7501.25 Notwithstanding the floor area ratio limitation for any one lot as contained in Paragraph 7501.24, development pursuant to the provisions of subsection 7501.21 (b) shall not exceed a floor area ratio of 10.0 in any one lot." (65-93) 11/10/65


(Underscored words are defined)

The North Capitol Street frontage in Square 620 to a depth of 250 feet from the south line of M Street, NW. to the south line of Pierce Street and to a depth of 178.17 feet for a distance of 126.63 feet, measured southerly from the south line of Pierce Street, NW., said property being part of the Northwest Urban Renewal Project No. 1, are changed from C-2 and R-4 to R-5-C. (65-92)

  
C. M. DUKE

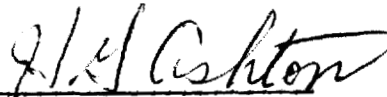
  
T. SUTTON JETT

  
J. GEORGE STEWART

  
WALTER N. TOBRINER

  
JOHN B. DUNCAN

ATTEST:

  
H. G. ASHTON  
(Acting) Executive Officer